



Subdivision Code (Title 18)

Final Report

Exhibit 4

OVERVIEW/REPORT STRUCTURE

This report has been structured to highlight any recommended changes to each Article of the Subdivision Code since the draft document was made available and hearings were held. Minor technical or typographical changes that do not change the substance of the Subdivision Code or the conclusions of the Program Environmental Impact Report (PEIR) will be made by staff prior to the final printing of the adopted Code.

ARTICLE I – SUBDIVISION CODE ENACTMENT AND APPLICABILITY

Recommended Changes

1. **Amend 18.030.030 as follows:**

All maps approved pursuant to the provisions of this Title shall conform with the principles and standards of the General Plan and with any applicable specific plans with respect to population densities and distribution, locations, alignments and sizes of public streets, easements, improvements, areas and provision of sites for schools, parks, public buildings, streets, **trails, linkages** or other public facilities in accordance with the recommendations of such plan.

This was a recommendation of the Riverside Land Conservancy (Subdivision Code Figure A – Riverside Land Conservancy Letter) and staff agrees.

ARTICLE II – SUBDIVISION CODE ADMINISTRATION, INTERPRETATION AND ENFORCEMENT

No changes are recommended.

ARTICLE III – MAPS & PERMITS

No changes are recommended.

ARTICLE IV – REQUIREMENTS FOR FILING & APPROVAL PROCESS

Recommended Changes

2. **Amend 18.150.050 B 1 b 14). (page IV-39) as follows:**

- 14). Location of all railroads, buildings and other structures, **structures for demolition**, and all natural obstacles, and an indication of any physical restrictions or conditions in the subdivision which affect the use of the property; distances between all buildings to remain and property lines shall be shown;

3. **Rename Section 18.150.060 and add 18.150.060 C.**

Storm Water Run-off. In addition to the required drawings and statements above, all applications requiring discretionary approval shall have submitted with the application a project-specific Water Quality Management Plan (WQMP) pursuant to the requirements of the Municipal Separate Storm Sewer System (MS4) Permit.

A new State law was recently passed that requires all project applications for discretionary approval to include a project-specific Water Quality Management Plan (WQMP). This law took effect on January 1, 2005. To accommodate this requirement, staff is recommending that Section 18.150.060 entitled “Waste Discharge and Adequate Water Supply Requirements” be renamed to “Waste Discharge, Adequate Water Supply Requirements and Storm Water Run-off.” In addition, item 18.150.060 C (page IV-44) should be added as follows:

ARTICLE V – PERMIT PROVISIONS

Recommended Changes

4. **Amend 18.210.030 N 3 (page V-63).**

Change this section to let the public know when a permit is required as follows:

- i. A private driveway permit is required for any work within the public right-of-way.

Items of Note – No Recommendations

5. During the hearing process a Commissioner asked about the correct pavement width for private streets, 24-feet or 20-feet. Under 18.210.030 N 2 a the pavement width is noted as twenty-feet. Twenty-feet is the correct pavement width for a private street with off-street parking. Twenty-four feet is the required width for minimum paved access on a public street to a development.
6. Also during the hearing process a few Commissioners asked about having street and trail sections added to the Chapter 18.210 “Development Standards” (page V-59 – V-67) so the reader understands exactly what is expected. Staff has done some research on this topic. The Public Works Department has a reference book entitled *Standard Drawings for Construction* which has been excerpted as Subdivision Figure A – Standard Drawings for Construction – Excerpts. The Park and Recreation Department has a few reference tools for trails as noted in Subdivision Figure B – Park and Recreation Reference Tools for Trail Design. These tools can be codified into the Subdivision Code under “Development Standards.” However, this will be a large project and it cannot be completed prior to hearings before the City Council. Therefore, it is suggested that this be added as an implementation tool to process an amendment to the Subdivision Code subsequent to its adoption, to add this information to the Code.

ARTICLE VI – DEFINITIONS

Recommended Changes

7. Add a definition for trails as follows:

Trails means hiking, biking or equestrian trails, as indicated in the General Plan or a Specific Plan, and as further defined by the City during the development review process.

This was a recommendation of the Riverside Land Conservancy (Subdivision Code Figure A – Riverside Land Conservancy Letter) and staff agrees.

8. Add a definition for linkages as follows:

Linkages means open space connection for purposes of habitat connectivity, trail connection or a combination of the two. A linkage that provides habitat connectivity will be a connection between habitat areas with adequate size, configuration and vegetation characteristics to generally provide habitat for subject wildlife and plant species. A linkage may include sufficient area to buffer the linkage use from surrounding land uses; linkage buffers may serve as flood overflow areas or other uses compatible with the site specific purpose of the linkage. Dimensions of a linkage will depend on site-specific linkage purposes and available open space. *See definition in the General Plan.*

This was a recommendation of the Riverside Land Conservancy (Subdivision Code Figure A – Riverside Land Conservancy Letter) and staff agrees.

EXHIBITS

1. Subdivision Code Figure A – Riverside Land Conservancy Letter
2. Subdivision Code Figure B – Standard Drawings for Construction – Excerpts
3. Subdivision Code Figure C – Park and Recreation Reference Tools for Trail Design

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